

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 Dandallo Drive, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price	\$1,276,500	Property Type	House	Suburb	Eltham
Period - From	01/10/2025	to	31/12/2025	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	6 Tadema Cr ELTHAM 3095	\$1,270,000	30/01/2026
2	6 Dandallo Dr ELTHAM 3095	\$1,200,000	05/12/2025
3	19 Dandallo Dr ELTHAM 3095	\$1,300,000	20/11/2025

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/02/2026 11:44

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Property Type: House

Land Size: 846 sqm approx

[Agent Comments](#)

Indicative Selling Price
\$1,250,000 - \$1,350,000

Median House Price

December quarter 2025: \$1,276,500

Comparable Properties



6 Tadema Cr ELTHAM 3095 (REI)



4



3



2

[Agent Comments](#)

Price: \$1,270,000

Method: Private Sale

Date: 30/01/2026

Property Type: House (Res)

Land Size: 918 sqm approx



6 Dandallo Dr ELTHAM 3095 (REI)



5



3



2

[Agent Comments](#)

Price: \$1,200,000

Method: Private Sale

Date: 05/12/2025

Property Type: House

Land Size: 895 sqm approx



19 Dandallo Dr ELTHAM 3095 (REI)



4



2



2

[Agent Comments](#)

Price: \$1,300,000

Method: Private Sale

Date: 20/11/2025

Property Type: House

Land Size: 801 sqm approx

[Account](#) - Jellis Craig | P: 03 8841 4888